068.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	882,800 / 882,800
					USE VALUE:	882,800 / 882,800
					ASSESSED:	882,800 / 882,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
166	-168	SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROUCHI KEYHAN
Owner 2:	
Owner 3:	
Street 1:	168 SUMMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SEMERJIAN SARA/LIFE ESTATE -
Owner 2:	-
Street 1:	166 SUMMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .284 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1915, having primarily Vinyl Exterior and 1850 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	12387.000	384,100		498,700	882,800
Total Card	0.284	384,100		498,700	882,800
Total Parcel	0.284	384,100		498,700	882,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 477.19 | /Parcel: 477.19

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 43492

GIS Ref

GIS Ref

Insp Date 09/17/18

!5867!

PREVIOUS ASSESSMENT

Parcel ID 068.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	384,100	0	12,387.	498,700	882,800		Year end	12/23/2021
2021	104	FV	366,300	0	12,387.	498,700	865,000		Year End Roll	12/10/2020
2020	104	FV	366,300	0	12,387.	498,700	865,000	865,000	Year End Roll	12/18/2019
2019	104	FV	301,300	0	12,387.	498,700	800,000	800,000	Year End Roll	1/3/2019
2018	104	FV	301,300	0	12,387.	334,900	636,200	636,200	Year End Roll	12/20/2017
2017	104	FV	283,000	0	12,387.	320,600	603,600	603,600	Year End Roll	1/3/2017
2016	104	FV	283,000	0	12,387.	292,100	575,100	575,100	Year End	1/4/2016
2015	104	FV	237,200	0	12,387.	235,100	472,300	472,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:54:00

LAST REV

Date	Time
10/02/18	11:35:28
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5867

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEMERJIAN SARA/	50017-528		8/29/2007	Family	447,000	No	No		
SEMERJIAN SARA	46546-50		11/28/2005	Family	1	No	No		
SEMERJIAN NORMA	44078-58		11/12/2004	Family	1	No	No		
SEMERJIAN NORMA	31295-536		4/10/2000	Convenience	1	No	No	4	
SEMERJIAN NORMA	29775-347		2/9/1999	Convenience	1	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	PH	Patrick H
5/26/2009	Measured	189	PATRIOT
12/4/2008	MLS	MM	Mary M
4/20/2000	Inspected	270	PATRIOT
1/10/2000	Measured	264	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	43492
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		12387		Sq. Ft.	Site		0	70.	0.58	11			Med. Tr	-10					498,718						498,700	

Total AC/HA:	0.28437	Total SF/SM:	12387	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	498,718	Spl Credit		Total:	498,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.21756744
Const Adj.:	0.99980003
Adj $ / SQ:	206.945
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	556713
Depreciation:	172581
Depreciated Total:	384132

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	

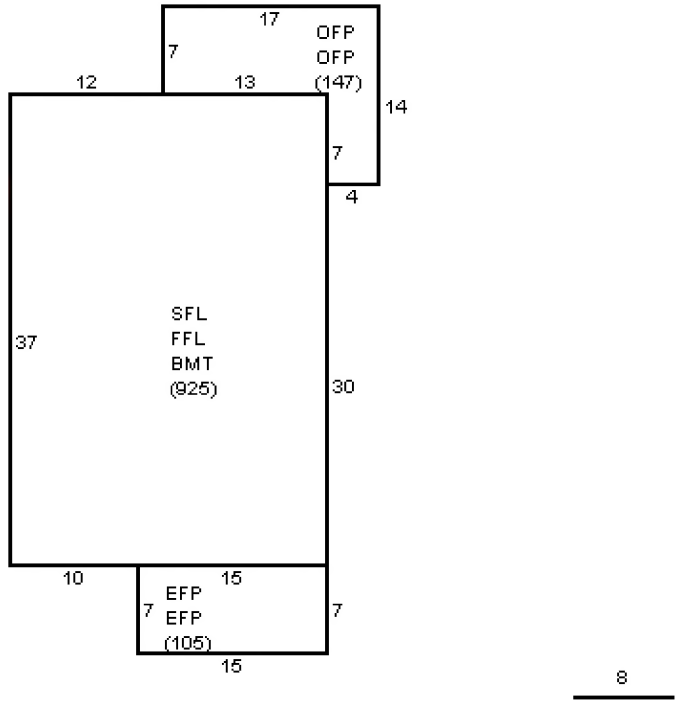
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
1	4	1	
Totals			
2	8	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	925	62.080	57,427
FFL	First Floor	925	206.950	191,424
SFL	Second Floor	925	206.950	191,424
OFP	Open Porch	294	22.110	6,500
EFP	Enclos Porch	210	40.180	8,438

Net Sketched Area:	3,279			Total:	455,213
Size Ad	1850	Gross Area	3279	FinArea	1850

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	206.95
Special Features:	0	Val/Su Net:	117.14
Final Total:	384100	Val/Su SzAd	207.62

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

068.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	